

# BUILDING APPROVALS

## WESTERN AUSTRALIA

### February 1996

#### MAIN FEATURES

The number of houses approved in February 1996 increased by 34.8 per cent when compared with January 1996 and decreased by 6.7 per cent when compared with February 1995.

The number of total dwelling units approved in February 1996 increased by 19.4 per cent when compared with January 1996 and decreased by 6.6 per cent when compared with February 1995.

The provisional trend for new private houses rose 1.3 per cent in February 1996, following a 2.1 per cent rise in January 1996. This trend will continue to grow unless there is a fall of more than 25.7 per cent in the March 1996 seasonally adjusted figure. The historical average monthly movement of this series regardless of sign is 7.0 per cent.

Comparisons with previous periods are:

#### Month to month

	<i>February 1996</i>	<i>January 1996</i>	<i>% change</i>	<i>February 1995</i>	<i>% change</i>
Houses	1,115	827	34.8	1,195	-6.7
Total dwelling units	1,482	1,241	19.4	1,586	-6.6

#### Three month moving average

	<i>February 1996</i>	<i>January 1996</i>	<i>% change</i>	<i>February 1995</i>	<i>% change</i>
Houses	920	911	1.0	1,203	-23.5
Total dwelling units	1,239	1,205	2.8	1,659	-25.3

P.C. Kelly  
Deputy Commonwealth Statistician  
and Government Statistician

**PHONE INQUIRIES**

Contact Mr Peter Hodgson on (09) 360 5180 for further information about statistics in this publication and the availability of related unpublished statistics. Other inquiries, including copies of publications, contact Information Services on (09) 360 5140.

**MAIL INQUIRIES**

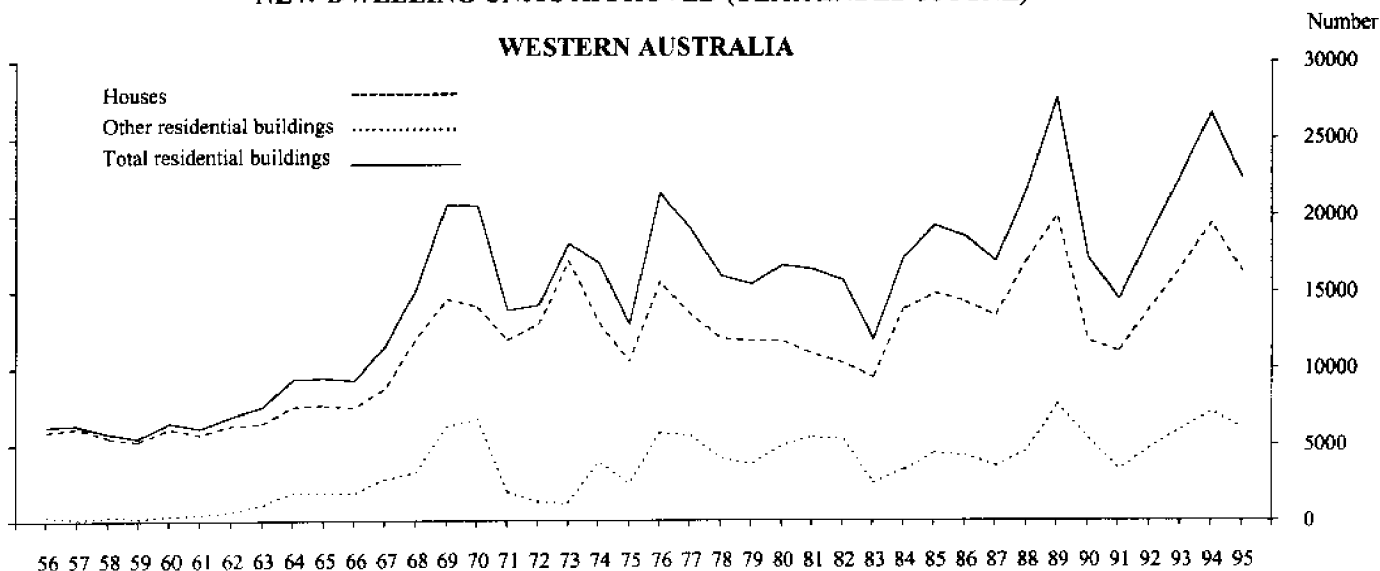
Write to Information Services, Australian Bureau of Statistics, Exchange Plaza, 2 The Esplanade, Perth WA 6000.

**ELECTRONIC SERVICES**

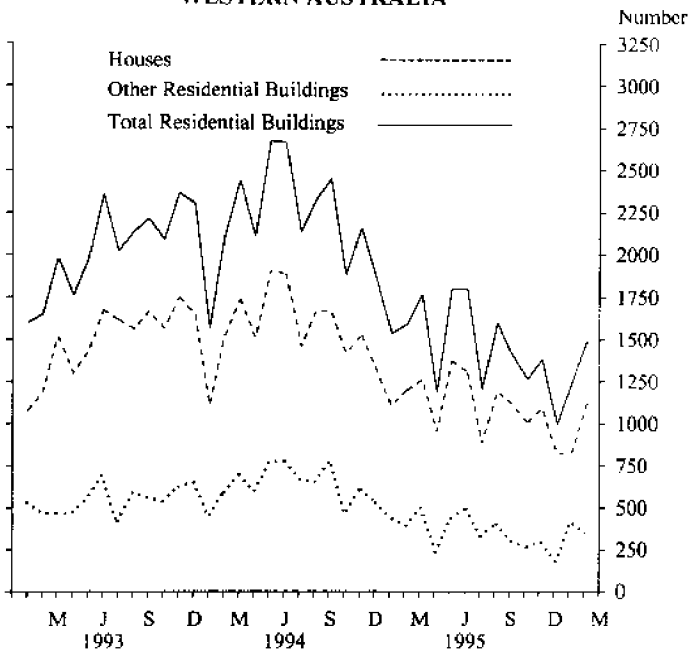
- on Elderlink key \*620#
- on PC-AUSSTATS phone (06) 252 6017
- on Dial-A-Statistic phone 0055 86400

**CONTENTS**

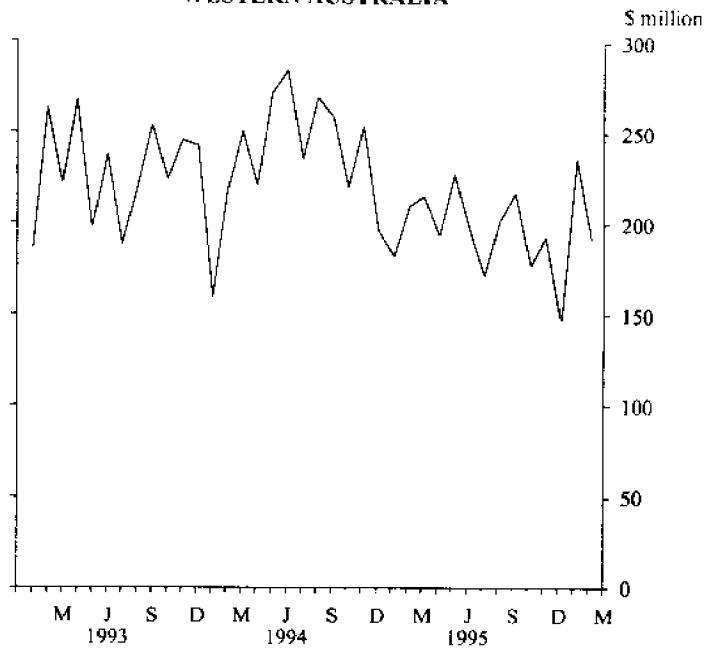
Table	Page
<b>Graphs</b>	
New dwelling units approved ( year ended 30 June)	2
New dwelling units approved	3
Total value of building approved	3
New houses approved - original and seasonally adjusted	3
New houses approved - trend estimate and seasonally adjusted	3
1 Number of dwelling units approved	4
2 Value of building approved	5
3 Number of dwelling units approved - seasonally adjusted and trend estimates	6
4 Value of building approved at average 1989-90 prices	6
5 Value of building approved, by class of building and ownership	7
6 Non-residential building jobs approved, by class of building and value size groups	8
7 Building approvals by statistical local areas	9
8 Number of new houses approved by material of outer walls, floor area and value per square metre by statistical division	13
9 New dwelling units approved, by type and statistical division	13
Explanatory Notes	14

**NEW DWELLING UNITS APPROVED (YEAR ENDED 30 JUNE)****WESTERN AUSTRALIA**

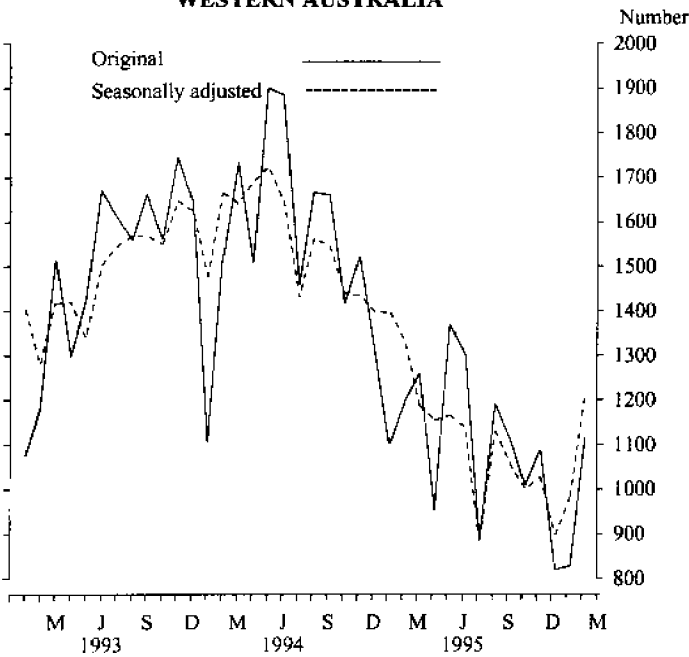
**NEW DWELLING UNITS APPROVED  
WESTERN AUSTRALIA**



**TOTAL VALUE OF BUILDING APPROVED  
WESTERN AUSTRALIA**



**NEW HOUSES APPROVED  
WESTERN AUSTRALIA**



**NEW HOUSES APPROVED  
WESTERN AUSTRALIA**

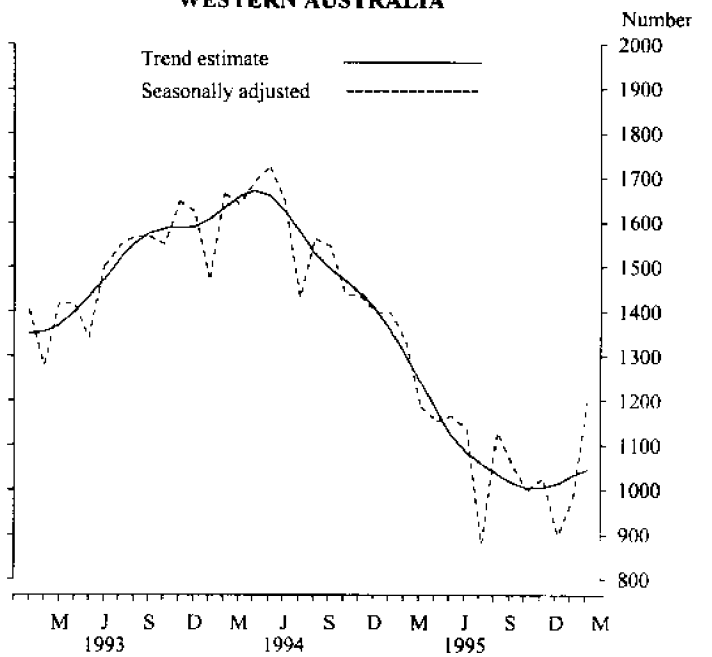


TABLE 1. NUMBER OF DWELLING UNITS APPROVED

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
<b>PERTH STATISTICAL DIVISION</b>										
1992-93	11,618	285	11,903	3,448	1,540	4,988	60	15,126	1,825	16,951
1993-94	13,899	321	14,220	4,924	929	5,853	177	18,986	1,264	20,250
1994-95	11,238	255	11,493	4,430	509	4,939	98	15,765	765	16,530
1994-95 July-February	8,029	152	8,181	3,397	298	3,695	84	11,509	451	11,960
1995-96 July-February	5,395	110	5,505	1,753	258	2,011	58	7,206	368	7,574
1994— December	867	1	868	362	66	428	16	1,245	67	1,312
1995—										
January	783	27	810	307	44	351	3	1,093	71	1,164
February	794	41	835	258	29	287	6	1,058	70	1,128
March	790	36	826	364	33	397	6	1,160	69	1,229
April	625	15	640	169	5	174	4	798	20	818
May	947	35	982	297	54	351	1	1,245	89	1,334
June	847	17	864	203	119	322	3	1,053	136	1,189
July	493	6	499	269	—	269	4	766	6	772
August	835	20	855	317	15	332	8	1,160	35	1,195
September	772	17	789	200	19	219	5	977	36	1,013
October	691	2	693	157	51	208	3	851	53	904
November	750	2	752	212	18	230	5	967	20	987
December	538	13	551	129	2	131	6	673	15	688
1996—										
January	579	10	589	224	115	339	4	807	125	932
February	737	40	777	245	38	283	23	1,005	78	1,083
<b>WESTERN AUSTRALIA</b>										
1992-93	16,036	449	16,485	4,081	1,913	5,994	89	20,206	2,362	22,568
1993-94	18,966	471	19,437	5,938	1,206	7,144	195	25,085	1,691	26,776
1994-95	15,783	424	16,207	5,297	808	6,105	115	21,194	1,233	22,427
1994-95 July-February	11,110	219	11,329	4,055	415	4,470	98	15,262	635	15,897
1995-96 July-February	7,891	148	8,039	2,170	299	2,469	62	10,123	447	10,570
1994— December	1,290	24	1,314	437	89	526	16	1,743	113	1,856
1995—										
January	1,069	31	1,100	379	52	431	4	1,452	83	1,535
February	1,142	53	1,195	324	59	383	8	1,474	112	1,586
March	1,201	57	1,258	445	51	496	7	1,653	108	1,761
April	920	32	952	198	24	222	6	1,124	56	1,180
May	1,317	50	1,367	352	74	426	1	1,670	124	1,794
June	1,235	66	1,301	247	244	491	3	1,485	310	1,795
July	872	11	883	316	—	316	4	1,192	11	1,203
August	1,166	23	1,189	377	22	399	8	1,551	45	1,596
September	1,089	22	1,111	264	29	293	6	1,359	51	1,410
October	999	9	1,008	194	59	253	4	1,197	68	1,265
November	1,076	11	1,087	262	24	286	5	1,343	35	1,378
December	804	15	819	168	2	170	6	978	17	995
1996—										
January	815	12	827	291	119	410	4	1,110	131	1,241
February	1,070	45	1,115	298	44	342	25	1,393	89	1,482

(a) Includes Conversions, etc. See paragraphs 9-11 of the Explanatory Notes.

TABLE 2. VALUE OF BUILDING APPROVED  
(\$ million)

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
PERTH STATISTICAL DIVISION														
1992-93	822.1	17.7	839.7	188.9	92.3	281.2	1,010.9	109.9	1,120.9	113.3	463.2	715.9	1,585.3	1,950.1
1993-94	1,067.8	19.2	1,087.0	319.3	58.6	377.9	1,387.1	77.8	1,464.8	122.0	388.1	492.4	1,896.8	2,079.3
1994-95	928.5	17.9	946.4	302.5	31.6	334.1	1,231.0	49.5	1,280.6	126.1	438.5	555.5	1,795.5	1,962.2
1994-95 July-February	656.8	10.3	667.2	220.6	17.9	238.5	877.4	28.3	905.7	87.3	285.0	382.6	1,249.6	1,375.5
1995-96 July-February	510.6	8.0	518.6	135.4	21.2	156.6	646.0	29.2	675.2	86.9	292.8	339.6	1,025.6	1,101.8
1994— December	72.0	0.1	72.0	22.7	3.9	26.6	94.7	4.0	98.7	8.5	31.0	32.4	134.1	139.6
1995— January	63.5	1.7	65.2	18.2	2.3	20.5	81.7	4.0	85.7	9.2	29.5	37.4	120.4	132.3
February	68.8	2.6	71.4	17.0	2.2	19.1	85.7	4.8	90.5	9.7	21.5	54.0	116.8	154.2
March	71.7	2.9	74.5	28.5	2.2	30.7	100.2	5.0	105.2	12.0	29.7	29.8	141.9	147.0
April	52.1	1.0	53.2	12.1	0.4	12.5	64.2	1.4	65.6	8.0	53.9	65.1	126.1	138.8
May	79.4	2.3	81.7	25.3	4.4	29.7	104.7	6.7	111.4	10.0	39.6	45.8	154.2	167.2
June	68.5	1.4	69.9	16.0	6.8	22.8	84.5	8.2	92.7	8.9	30.4	32.2	123.8	133.7
July	45.9	0.6	46.5	20.0	—	20.0	65.9	0.6	66.5	8.9	25.4	28.7	100.2	104.1
August	76.0	1.3	77.3	25.7	0.8	26.5	101.7	2.0	103.8	11.4	36.8	38.9	149.9	154.1
September	70.0	1.0	71.0	16.4	1.2	17.6	86.4	2.2	88.6	13.6	49.4	55.2	149.4	157.4
October	67.1	0.2	67.3	13.8	2.4	16.2	80.9	2.6	83.5	9.9	31.0	32.3	121.8	125.7
November	69.4	0.2	69.6	15.5	2.8	18.3	85.0	3.0	88.0	13.5	30.3	32.7	128.8	134.2
December	54.2	0.8	55.0	9.7	0.1	9.9	63.9	0.9	64.8	9.8	18.9	23.9	92.6	98.4
1996— January	57.6	0.7	58.3	16.3	11.8	28.1	73.9	12.5	86.4	9.9	72.7	92.5	156.5	188.7
February	70.4	3.2	73.7	17.9	2.1	20.0	88.3	5.3	93.7	9.9	28.2	35.5	126.5	139.1
WESTERN AUSTRALIA														
1992-93	1,138.8	34.9	1,173.7	227.6	118.1	345.7	1,366.4	153.0	1,519.4	137.1	591.3	889.6	2,091.8	2,546.1
1993-94	1,469.3	34.4	1,503.7	382.5	78.5	461.0	1,851.8	112.9	1,964.7	150.0	513.1	667.0	2,513.8	2,781.7
1994-95	1,319.8	34.5	1,354.3	366.3	54.0	420.3	1,686.1	88.5	1,774.6	156.2	580.9	728.2	2,422.9	2,659.0
1994-95 July-February	919.7	17.3	936.9	267.9	26.2	294.1	1,187.5	43.5	1,231.0	106.9	365.9	487.4	1,660.1	1,825.3
1995-96 July-February	731.9	12.8	744.7	166.8	24.5	191.3	898.7	37.3	935.9	111.4	430.2	490.1	1,439.9	1,537.4
1994— December	107.9	2.2	110.1	27.6	5.7	33.3	135.4	7.9	143.4	10.6	39.9	42.0	185.9	196.0
1995— January	88.2	2.4	90.6	22.9	2.9	25.8	111.1	5.3	116.4	11.3	40.5	54.8	162.8	182.5
February	97.9	4.1	102.0	22.6	4.2	26.8	120.5	8.3	128.8	12.5	34.2	68.3	167.1	209.6
March	106.7	4.7	111.4	35.5	3.6	39.0	142.2	8.3	150.4	14.9	48.2	50.1	205.3	215.5
April	79.1	2.7	81.7	14.0	2.2	16.1	93.0	4.8	97.9	10.3	73.6	85.8	176.9	193.9
May	111.5	3.7	115.2	29.5	6.2	35.7	141.0	9.9	151.0	12.9	54.7	63.3	208.6	227.2
June	102.9	6.1	109.0	19.4	15.9	35.3	122.3	22.0	144.3	11.2	38.5	41.6	172.0	197.1
July	76.8	1.1	77.8	23.1	—	23.1	99.9	1.1	100.9	15.8	51.9	55.1	167.5	171.9
August	103.1	1.6	104.8	29.3	1.3	30.6	132.4	3.0	135.4	14.0	51.0	53.2	197.5	202.6
September	97.5	1.8	99.2	21.2	1.7	22.9	118.6	3.5	122.1	16.2	72.2	79.0	207.0	217.4
October	95.4	1.2	96.6	17.0	3.3	20.4	112.5	4.5	117.0	11.9	47.1	48.5	171.3	177.4
November	97.6	1.5	99.1	19.5	3.2	22.7	117.1	4.7	121.8	16.5	51.2	54.7	184.8	192.9
December	78.5	1.0	79.5	12.8	0.1	12.9	91.3	1.1	92.4	12.2	28.7	42.9	132.2	147.5
1996— January	81.7	0.9	82.5	21.1	12.0	33.2	102.8	12.9	115.7	12.3	86.9	108.2	201.9	236.2
February	101.3	3.8	105.1	22.8	2.7	25.5	124.1	6.5	130.6	12.4	41.3	48.6	177.7	191.6

**TABLE 3. NUMBER OF DWELLING UNITS (a) APPROVED  
SEASONALLY ADJUSTED AND TREND ESTIMATES (b)**

Period	Houses				Total			
	Private sector		Total		Private sector		Total	
	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate
<i>1994</i>								
December	1,381	1,382	1,398	1,403	1,872	1,874	1,994	1,966
<i>1995</i>								
January	1,421	1,330	1,396	1,356	1,844	1,775	1,824	1,858
February	1,271	1,267	1,332	1,299	1,664	1,662	1,781	1,739
March	1,136	1,202	1,186	1,239	1,506	1,553	1,659	1,629
April	1,107	1,138	1,153	1,177	1,398	1,459	1,386	1,537
May	1,129	1,082	1,163	1,121	1,440	1,384	1,510	1,467
June	1,118	1,045	1,139	1,082	1,320	1,335	1,510	1,426
July	841	1,023	879	1,057	1,238	1,302	1,245	1,400
August r	1,094	1,005	1,129	1,035	1,387	1,271	1,510	1,370
September r	1,032	990	1,056	1,016	1,218	1,246	1,327	1,341
October r	970	984	1,000	1,005	1,213	1,235	1,323	1,320
November r	1,012	989	1,026	1,005	1,302	1,246	1,387	1,320
December r	884	1,002	898	1,014	1,075	1,274	1,081	1,341
<i>1996</i>								
January r	1,016	1,023	983	1,033	1,347	1,315	1,395	1,379
February	1,163	1,036	1,211	1,046	1,537	1,358	1,642	1,414

(a) Includes Conversions, etc. See paragraphs 9-11 of the Explanatory Notes. (b) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average. Trend estimates for the most recent months are provisional and can be revised as data for additional months become available. See Explanatory Notes for a more detailed explanation.

**TABLE 4. VALUE OF BUILDING APPROVED AT AVERAGE 1989-90 PRICES (a)  
(\$ million)**

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1992-93	1,261.4	1,300.1	341.2	1,641.4	151.7	579.6	872.0	2,207.3	2,665.1
1993-94	1,580.5	1,617.4	453.3	2,070.7	161.4	501.0	651.3	2,613.2	2,883.4
1994-95	1,356.8	1,391.9	407.6	1,799.5	160.5	559.2	701.2	2,427.5	2,661.3
<i>1994</i>									
Sept. qtr.	398.3	405.1	132.8	537.8	43.0	151.9	188.2	715.8	769.0
Dec. qtr.	359.5	363.9	102.3	466.2	42.8	129.9	164.3	623.7	673.3
<i>1995</i>									
Mar. qtr.	300.3	311.7	88.6	400.3	39.7	118.0	166.5	535.3	606.4
June qtr.	298.6	311.3	83.8	395.1	35.0	159.5	182.3	552.6	612.4
Sept. qtr.	281.0	285.5	73.4	358.9	46.6	166.8	178.4	563.4	583.9
Dec. qtr.	271.3	274.9	53.5	328.4	40.6	120.6	138.6	478.7	507.6

(a) See paragraphs 22-27 of the Explanatory Notes. Constant price estimates are subject to revision each quarter as more up to date information on prices and commodity compositions becomes available.

**TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP**  
(\$ million)

Class of building	1993-94	1994-95	July-February		1995		1996
			1994-95	1995-96	December	January	February
<b>PRIVATE SECTOR</b>							
New houses	1,469.3	1,319.8	919.7	731.9	78.5	81.7	101.3
New other residential buildings	382.5	366.3	267.9	166.8	12.8	21.1	22.8
<i>Total new residential building</i>	<i>1,851.8</i>	<i>1,686.1</i>	<i>1,187.5</i>	<i>898.7</i>	<i>91.3</i>	<i>102.8</i>	<i>124.1</i>
Alterations and additions to residential buildings	148.9	155.9	106.7	111.0	12.2	12.3	12.4
Hotels, etc.	30.3	46.9	27.5	91.4	2.7	41.5	4.3
Shops	151.3	131.8	71.6	49.0	7.7	8.7	7.3
Factories	55.4	79.5	61.7	47.7	4.0	10.0	5.2
Offices	53.7	85.1	44.5	44.5	2.2	4.9	1.6
Other business premises	89.9	90.8	59.9	71.2	4.0	4.8	9.3
Educational	41.0	30.2	25.9	34.0	3.3	4.5	2.0
Religious	9.1	5.7	2.2	2.8	0.2	--	0.5
Health	28.8	32.2	23.0	14.3	1.1	2.2	1.7
Entertainment and recreational	25.7	28.3	25.4	21.7	0.3	0.7	6.6
Miscellaneous	27.9	50.2	24.1	53.7	3.3	9.4	2.8
<i>Total non-residential building</i>	<i>513.1</i>	<i>580.9</i>	<i>365.9</i>	<i>430.2</i>	<i>28.7</i>	<i>86.9</i>	<i>41.3</i>
<b>Total</b>	<b>2,513.8</b>	<b>2,422.9</b>	<b>1,660.1</b>	<b>1,439.9</b>	<b>132.2</b>	<b>201.9</b>	<b>177.7</b>
<b>PUBLIC SECTOR</b>							
New houses	34.4	34.5	17.3	12.8	1.0	0.9	3.8
New other residential buildings	78.5	54.0	26.2	24.5	0.1	12.0	2.7
<i>Total new residential building</i>	<i>112.9</i>	<i>88.5</i>	<i>43.5</i>	<i>37.3</i>	<i>1.1</i>	<i>12.9</i>	<i>6.5</i>
Alterations and additions to residential buildings	1.1	0.2	0.2	0.4	--	--	--
Hotels, etc.	--	1.6	--	--	--	--	--
Shops	1.8	4.4	1.5	0.5	--	--	--
Factories	1.3	0.7	0.1	--	--	--	--
Offices	27.7	30.9	19.9	17.0	0.6	10.0	2.9
Other business premises	17.4	6.8	6.5	3.8	0.2	0.6	--
Educational	61.0	52.1	49.6	22.4	10.6	9.5	2.2
Religious	--	--	--	--	--	--	--
Health	23.4	3.8	3.8	0.7	--	--	--
Entertainment and recreational	13.7	7.7	3.9	6.6	0.9	1.1	0.3
Miscellaneous	7.6	39.3	36.2	8.8	1.9	0.1	2.0
<i>Total non-residential building</i>	<i>153.9</i>	<i>147.3</i>	<i>121.5</i>	<i>59.9</i>	<i>14.2</i>	<i>21.3</i>	<i>7.3</i>
<b>Total</b>	<b>267.9</b>	<b>236.1</b>	<b>165.2</b>	<b>97.5</b>	<b>15.3</b>	<b>34.2</b>	<b>13.9</b>
<b>TOTAL</b>							
New houses	1,503.7	1,354.3	936.9	744.7	79.5	82.5	105.1
New other residential buildings	461.0	420.3	294.1	191.3	12.9	33.2	25.5
<i>Total new residential building</i>	<i>1,964.7</i>	<i>1,774.6</i>	<i>1,231.0</i>	<i>935.9</i>	<i>92.4</i>	<i>115.7</i>	<i>130.6</i>
Alterations and additions to residential buildings	150.0	156.2	106.9	111.4	12.2	12.3	12.4
Hotels, etc.	30.3	48.5	27.5	91.4	2.7	41.5	4.3
Shops	153.1	136.2	73.1	49.5	7.7	8.7	7.3
Factories	56.7	80.3	61.9	47.7	4.0	10.0	5.2
Offices	81.3	116.0	64.4	61.5	2.7	14.9	4.5
Other business premises	107.3	97.7	66.4	75.0	4.2	5.4	9.3
Educational	102.1	82.3	75.6	56.4	13.9	14.0	4.3
Religious	9.1	5.7	2.2	2.8	0.2	--	0.5
Health	52.2	36.0	26.8	15.1	1.1	2.2	1.7
Entertainment and recreational	39.5	36.0	29.3	28.3	1.2	1.9	6.8
Miscellaneous	35.5	89.5	60.3	62.5	5.2	9.5	4.8
<i>Total non-residential building</i>	<i>667.0</i>	<i>728.2</i>	<i>487.4</i>	<i>490.1</i>	<i>42.9</i>	<i>108.2</i>	<i>48.6</i>
<b>Total</b>	<b>2,781.7</b>	<b>2,659.0</b>	<b>1,825.3</b>	<b>1,537.4</b>	<b>147.5</b>	<b>236.2</b>	<b>191.6</b>

**TABLE 6. NON-RESIDENTIAL BUILDING JOBS APPROVED, BY CLASS OF BUILDING AND VALUE SIZE GROUPS**

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
<b>HOTELS, ETC.</b>												
1995 December	2	0.1	1	0.2	—	—	1	2.4	—	—	4	2.7
1996 January	7	0.7	—	—	—	—	—	—	3	40.8	10	41.5
February	12	1.0	3	0.9	1	0.5	1	1.9	—	—	17	4.3
<b>SHOPS</b>												
1995 December	8	0.9	8	2.5	3	1.8	2	2.5	—	—	21	7.7
1996 January	8	0.8	7	2.0	2	1.0	—	—	1	5.0	18	8.7
February	9	0.8	1	0.3	4	2.5	3	3.6	—	—	17	7.3
<b>FACTORIES</b>												
1995 December	9	1.1	4	1.4	2	1.4	—	—	—	—	15	4.0
1996 January	9	0.8	7	1.9	1	0.9	—	—	1	6.5	18	10.0
February	11	1.3	8	2.2	3	1.7	—	—	—	—	22	5.2
<b>OFFICES</b>												
1995 December	8	0.8	4	1.4	1	0.6	—	—	—	—	13	2.7
1996 January	8	0.6	4	1.4	—	—	1	3.4	1	9.5	14	14.9
February	5	0.4	6	1.9	—	—	1	2.1	—	—	12	4.5
<b>OTHER BUSINESS PREMISES</b>												
1995 December	14	1.5	4	1.1	—	—	1	1.7	—	—	19	4.2
1996 January	7	0.6	11	3.0	3	1.9	—	—	—	—	21	5.4
February	13	1.4	12	3.6	2	1.3	2	3.0	—	—	29	9.3
<b>EDUCATIONAL</b>												
1995 December	5	0.5	2	0.5	2	1.0	5	11.8	—	—	14	13.9
1996 January	6	0.5	3	1.0	1	0.7	1	2.3	1	9.5	12	14.0
February	4	0.5	—	—	—	—	2	3.7	—	—	6	4.3
<b>RELIGIOUS</b>												
1995 December	2	0.2	—	—	—	—	—	—	—	—	2	0.2
1996 January	—	—	—	—	—	—	—	—	—	—	—	—
February	2	0.3	1	0.3	—	—	—	—	—	—	3	0.5
<b>HEALTH</b>												
1995 December	1	0.2	3	0.9	—	—	—	—	—	—	4	1.1
1996 January	3	0.2	3	1.0	—	—	1	1.0	—	—	7	2.2
February	2	0.2	1	0.4	—	—	1	1.1	—	—	4	1.7
<b>ENTERTAINMENT AND RECREATIONAL</b>												
1995 December	4	0.5	2	0.7	—	—	—	—	—	—	6	1.2
1996 January	3	0.3	1	0.5	—	—	1	1.1	—	—	5	1.9
February	4	0.4	1	0.2	—	—	2	6.2	—	—	7	6.8
<b>MISCELLANEOUS</b>												
1995 December	6	0.6	3	1.0	1	1.0	2	2.7	—	—	12	5.2
1996 January	22	2.1	4	1.2	2	1.8	2	4.4	—	—	30	9.5
February	12	1.3	2	0.8	1	0.7	1	2.0	—	—	16	4.8
<b>TOTAL NON-RESIDENTIAL BUILDING</b>												
1995 December	59	6.3	31	9.8	9	5.7	11	21.1	—	—	110	42.9
1996 January	73	6.5	40	11.9	9	6.3	6	12.2	7	71.3	135	108.2
February	74	7.7	35	10.5	11	6.7	13	23.7	—	—	133	48.6



TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), FEBRUARY 1996

Statistical local area, statistical subdivision and statistical division	New residential building (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building		Total building (\$'000)
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>PERTH STATISTICAL DIVISION</b>										
Cambridge (T)	9	—	2,271	4	—	395	342	—	—	3,008
Claremont (T)	4	—	939	—	—	—	212	—	—	1,152
Cottesloe (T)	1	—	185	—	—	—	446	—	—	631
Mosman Park (T)	2	—	161	—	—	—	70	—	—	231
Nedlands (C)	9	—	1,971	—	—	—	604	—	—	2,575
Peppermint Grove (S)	—	—	—	—	—	—	500	—	—	500
Perth (C) — Inner	—	—	—	—	—	—	—	433	433	433
Perth (C) — Remainder	2	—	367	48	—	3,500	—	276	2,789	6,655
Subiaco (C)	2	—	147	—	—	—	200	—	—	347
Victoria Park (T)	2	—	137	5	—	276	154	645	645	1,212
Vincent (T)	2	—	147	26	—	1,150	253	550	550	2,100
Central Metropolitan (SSD)	33	—	6,324	83	—	5,321	2,781	1,904	4,417	18,843
Bassendean (T)	3	—	195	—	—	—	160	308	308	663
Bayswater (C)	6	—	587	—	—	—	158	310	310	1,056
Kalamunda (S)	12	—	1,649	2	—	107	453	447	447	2,655
Mundaring (S)	14	—	1,327	—	—	—	277	498	498	2,102
Swan (S)	89	3	8,022	—	12	719	190	3,605	3,605	12,536
East Metropolitan (SSD)	124	3	11,780	2	12	826	1,239	5,168	5,168	19,012
Stirling (C) — Central	15	—	1,931	23	—	1,463	635	1,270	1,270	5,299
Stirling (C) — West	7	—	1,212	8	6	844	465	100	444	2,965
Stirling (C) — South-Eastern	2	—	199	37	—	2,618	691	4,912	4,912	8,420
Wanneroo (C)	198	5	18,031	32	10	2,200	1,493	3,142	5,142	26,867
North Metropolitan (SSD)	222	5	21,374	100	16	7,125	3,284	9,424	11,768	43,551
Cockburn (C)	64	—	6,140	—	—	—	184	856	856	7,181
East Fremantle (T)	3	—	638	5	—	800	45	—	—	1,483
Fremantle (C) — Inner	—	—	—	—	—	—	—	—	—	—
Fremantle (C) — Remainder	9	—	1,002	—	—	—	167	3,097	3,097	4,266
Kwinana (T)	11	1	941	—	—	—	34	905	905	1,879
Melville (C)	32	—	3,959	5	—	480	542	514	514	5,495
Rockingham (C)	96	23	9,416	—	—	—	290	1,387	1,587	11,293
South West Metropolitan (SSD)	215	24	22,096	10	—	1,280	1,261	6,759	6,959	31,597
Armadale (C)	20	2	1,831	—	8	428	135	180	180	2,575
Belmont (C)	20	1	1,571	8	—	617	20	300	300	2,508
Canning (C)	30	2	2,471	5	—	278	441	2,885	2,935	6,124
Gosnells (C)	60	2	4,585	8	2	549	241	1,588	1,588	6,963
Serpentine-Jarrahdale (S)	5	—	376	—	—	—	—	—	—	376
South Perth (C)	8	1	1,260	29	—	3,562	514	—	2,220	7,556
South East Metropolitan (SSD)	143	8	12,094	50	10	5,434	1,351	4,953	7,223	26,102
<b>Total</b>	<b>737</b>	<b>40</b>	<b>73,668</b>	<b>245</b>	<b>38</b>	<b>19,985</b>	<b>9,916</b>	<b>28,208</b>	<b>35,535</b>	<b>139,104</b>
<b>SOUTH WEST STATISTICAL DIVISION</b>										
Boddington (S)	1	—	83	—	—	—	15	130	130	228
Mandurah (C)	49	—	4,309	6	—	488	133	1,400	1,400	6,330
Murray (S)	7	—	533	—	—	—	31	1,530	1,530	2,094
Waroona (S)	2	—	130	—	—	—	—	—	—	130
Dale (SSD)	59	—	5,056	6	—	488	179	3,060	3,060	8,783
Bunbury (C)	12	1	1,468	—	—	—	129	—	—	1,597
Capel (S)	6	—	420	—	—	—	—	175	175	595
Collie (S)	6	—	526	—	—	—	—	—	—	526
Dardanup (S)	14	—	1,023	—	—	—	32	—	—	1,055
Donnybrook-Balingup (S)	2	—	145	—	—	—	74	—	—	219
Harvey (S)	8	—	691	—	—	—	76	—	—	767
Preston (SSD)	48	1	4,273	—	—	—	311	175	175	4,759

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), FEBRUARY 1996—continued

Statistical local area, statistical subdivision and statistical division	New residential building (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SOUTH WEST STATISTICAL DIVISION (continued)										
Augusta-Margaret River (S)	9	—	732	8	—	693	53	—	—	1,478
Busselton (S)	32	—	2,914	8	—	1,107	402	1,221	1,221	5,644
Vasse (SSD)	41	—	3,647	16	—	1,800	455	1,221	1,221	7,123
Boyup Brook (S)	2	—	202	—	—	—	—	—	—	202
Bridgetown-Greenbushes (S)	4	—	318	—	—	—	43	480	480	840
Manjimup (S)	8	—	735	—	—	—	39	—	—	774
Nannup (S)	2	—	138	—	—	—	—	—	—	138
Blackwood (SSD)	16	—	1,393	—	—	—	82	480	480	1,955
<b>Total</b>	<b>164</b>	<b>1</b>	<b>14,369</b>	<b>22</b>	<b>—</b>	<b>2,288</b>	<b>1,026</b>	<b>4,936</b>	<b>4,936</b>	<b>22,619</b>
LOWER GREAT SOUTHERN STATISTICAL DIVISION										
Broomehill (S)	—	—	—	—	—	—	—	—	—	—
Gnowangerup (S)	—	—	—	—	—	—	—	—	—	—
Jerramungup (S)	2	—	177	—	—	—	35	—	—	212
Katanning (S)	—	—	—	—	—	—	20	50	50	70
Kent (S)	—	—	—	—	—	—	—	—	—	—
Kojonup (S)	—	—	—	—	—	—	—	—	—	—
Tambellup (S)	—	—	—	—	—	—	—	—	—	—
Woodanilling (S)	—	—	—	—	—	—	—	—	—	—
Pallinup (SSD)	2	—	177	—	—	—	55	50	50	282
Albany (T)	16	—	1,662	9	—	444	41	—	—	2,147
Albany (S)	5	—	319	—	—	—	145	—	—	464
Cranbrook (S)	—	—	—	—	—	—	—	—	—	—
Denmark (S)	13	—	1,162	—	—	—	116	—	—	1,279
Plantagenet (S)	13	—	1,032	—	—	—	71	1,365	1,365	2,468
King (SSD)	47	—	4,175	9	—	444	373	1,365	1,365	6,357
<b>Total</b>	<b>49</b>	<b>—</b>	<b>4,352</b>	<b>9</b>	<b>—</b>	<b>444</b>	<b>428</b>	<b>1,415</b>	<b>1,415</b>	<b>6,639</b>
UPPER GREAT SOUTHERN STATISTICAL DIVISION										
Brookton (S)	—	—	—	—	—	—	—	—	—	—
Cuballing (S)	—	—	—	—	—	—	—	—	—	—
Dumbleyung (S)	—	—	—	—	—	—	—	—	—	—
Narrogin (T)	—	—	—	—	—	—	15	—	—	15
Narrogin (S)	—	—	—	—	—	—	—	—	—	—
Pingelly (S)	—	—	—	—	—	—	—	—	—	—
Wagin (S)	—	—	—	—	—	—	—	—	—	—
Wandering (S)	—	—	—	—	—	—	—	—	—	—
West Arthur (S)	—	—	—	—	—	—	—	—	—	—
Wickepin (S)	—	—	—	—	—	—	—	—	—	—
Williams (S)	—	—	—	—	—	—	—	—	—	—
Hotham (SSD)	—	—	—	—	—	—	15	—	—	15
Corrigin (S)	—	—	—	—	—	—	—	—	—	—
Kondinin (S)	1	—	94	—	—	—	—	—	—	94
Kulin (S)	—	—	—	—	—	—	—	—	—	—
Lake Grace (S)	1	—	29	—	—	—	—	—	—	29
Lukes (SSD)	2	—	123	—	—	—	—	—	—	123
<b>Total</b>	<b>2</b>	<b>—</b>	<b>123</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>15</b>	<b>—</b>	<b>—</b>	<b>138</b>

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), FEBRUARY 1996—continued

Statistical local area, statistical subdivision and statistical division	New residential building (b)						Alterations and additions <sup>10</sup> residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>MIDLANDS STATISTICAL DIVISION</b>										
Chittering (S)	4	—	358	—	—	—	30	—	—	388
Dandaragan (S)	—	—	—	—	—	—	—	—	—	—
Gingin (S)	4	—	279	—	—	—	95	—	—	374
Moora (S)	1	—	79	—	—	—	24	130	130	233
Victoria Plains (S)	—	—	—	—	—	—	—	—	—	—
Moore (SSD)	9	—	715	—	—	—	149	130	130	994
Beverley (S)	—	—	—	—	—	—	—	—	—	—
Cunderdin (S)	—	—	—	—	—	—	—	—	—	—
Dalwallinu (S)	1	—	27	—	—	—	15	97	97	139
Dowerin (S)	—	—	—	—	—	—	—	—	—	—
Goomalling (S)	—	—	—	—	—	—	—	—	—	—
Koorda (S)	—	—	—	—	—	—	—	—	—	—
Northam (T)	2	—	210	—	—	—	37	—	—	247
Northam (S)	4	—	258	—	—	—	—	—	—	258
Quairading (S)	—	—	—	—	—	—	—	—	—	—
Tammin (S)	—	—	—	—	—	—	—	—	—	—
Toodyay (S)	4	—	270	—	—	—	—	—	—	270
Wongan-Ballidu (S)	—	—	—	—	—	—	—	—	—	—
Wyalkatchem (S)	—	—	—	—	—	—	—	—	—	—
York (S)	2	—	159	—	—	—	25	—	—	184
Avon (SSD)	13	—	924	—	—	—	77	97	97	1,098
Bruce Rock (S)	—	—	—	—	—	—	40	—	—	40
Kellerberrin (S)	2	—	124	—	—	—	—	—	—	124
Merredin (S)	1	—	80	—	—	—	32	1,015	1,015	1,127
Mount Marshall (S)	—	—	—	—	—	—	—	—	—	—
Mukinbudin (S)	—	—	—	—	—	—	—	—	—	—
Narembeen (S)	1	—	125	—	—	—	—	—	—	125
Nungarin (S)	—	—	—	—	—	—	—	—	—	—
Trayning (S)	—	—	—	—	—	—	—	—	—	—
Westonia (S)	—	—	—	—	—	—	—	—	—	—
Yilgarn (S)	—	—	—	—	—	—	—	—	—	—
Campion (SSD)	4	—	329	—	—	—	72	1,015	1,015	1,416
<b>Total</b>	<b>26</b>	<b>—</b>	<b>1,969</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>298</b>	<b>1,242</b>	<b>1,242</b>	<b>3,509</b>
<b>SOUTH EASTERN STATISTICAL DIVISION</b>										
Coolgardie (S)	3	—	230	—	—	—	—	60	60	290
Kalgoorlie/Boulder (C)	16	—	1,523	4	—	380	62	154	154	2,119
Laverton (S)	—	—	—	—	—	—	—	—	—	—
Leonora (S)	—	—	—	—	—	—	—	167	167	167
Menzies (S)	—	—	—	—	—	—	—	—	—	—
Lefroy (SSD)	19	—	1,753	4	—	380	62	381	381	2,576
Dundas (S)	—	—	—	—	—	—	—	—	—	—
Esperance (S)	5	—	674	3	—	211	25	420	420	1,330
Ravensthorpe (S)	—	—	—	—	—	—	—	—	—	—
Johnston (SSD)	5	—	674	3	—	211	25	420	420	1,330
<b>Total</b>	<b>24</b>	<b>—</b>	<b>2,427</b>	<b>7</b>	<b>—</b>	<b>591</b>	<b>87</b>	<b>801</b>	<b>801</b>	<b>3,966</b>

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), FEBRUARY 1996—continued

Statistical local area, statistical subdivision and statistical division	New residential building (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building		Total building (\$'000)
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>CENTRAL STATISTICAL DIVISION</b>										
Carnarvon (S)	—	—	—	—	4	385	83	—	—	468
Fxmouth (S)	1	—	35	—	—	—	—	80	80	115
Shark Bay (S)	2	1	391	—	2	240	—	—	—	631
Upper Gascoyne (S)	—	—	—	—	—	—	—	—	—	—
Gascoyne (SSD)	3	1	426	—	6	625	83	80	80	1,214
Cue (S)	—	—	—	—	—	—	—	—	—	—
Meekatharra (S)	—	—	—	—	—	—	—	—	—	—
Mount Magnet (S)	—	—	—	—	—	—	—	—	—	—
Murchison (S)	—	—	—	—	—	—	—	—	—	—
Ngaanyatjarraku (S)	20	—	2,028	—	—	—	—	—	—	2,028
Sandstone (S)	1	1	118	—	—	—	—	50	50	168
Wiluna (S)	—	—	—	—	—	—	—	—	—	—
Yalgoo (S)	—	—	—	—	—	—	—	—	—	—
Carnegie (SSD)	21	1	2,146	—	—	—	—	50	50	2,196
Carnamah (S)	—	—	—	—	—	—	—	—	—	—
Chapman Valley (S)	2	—	184	—	—	—	11	—	—	195
Coorow (S)	3	—	186	5	—	200	—	—	—	386
Geraldton (C)	2	—	547	2	—	123	247	—	—	918
Greenough (S)	15	—	1,149	—	—	—	62	—	—	1,211
Irwin (S)	3	—	239	—	—	—	—	—	—	239
Mingenew (S)	—	—	—	—	—	—	—	—	—	—
Morawa (S)	—	—	—	—	—	—	—	—	—	—
Mullewa (S)	1	—	87	—	—	—	—	—	—	87
Northampton (S)	2	—	304	—	—	—	—	—	—	304
Perenjori (S)	—	—	—	—	—	—	—	—	—	—
Three Springs (S)	—	—	—	—	—	—	—	—	—	—
Greenough River (SSD)	28	—	2,696	7	—	323	320	—	—	3,340
<b>Total</b>	<b>52</b>	<b>2</b>	<b>5,268</b>	<b>7</b>	<b>6</b>	<b>949</b>	<b>403</b>	<b>130</b>	<b>130</b>	<b>6,750</b>
<b>PILBARA STATISTICAL DIVISION</b>										
East Pilbara (S)	—	—	—	—	—	—	41	—	—	41
Port Hedland (T)	2	—	865	4	—	600	22	862	862	2,349
De Grey (SSD)	2	—	865	4	—	600	63	862	862	2,390
Ashburton (S)	—	—	—	—	—	—	14	—	—	14
Roebourne (S)	—	1	133	—	—	—	—	—	—	133
Fortescue (SSD)	—	1	133	—	—	—	14	—	—	146
<b>Total</b>	<b>2</b>	<b>1</b>	<b>998</b>	<b>4</b>	<b>—</b>	<b>600</b>	<b>76</b>	<b>862</b>	<b>862</b>	<b>2,536</b>
<b>KIMBERLEY STATISTICAL DIVISION</b>										
Halls Creek (S)	—	—	—	—	—	—	—	—	—	—
Wyndham-East Kimberley (S)	2	—	323	4	—	653	—	587	587	1,564
Ord (SSD)	2	—	323	4	—	653	—	587	587	1,564
Broome (S)	12	1	1,591	—	—	—	20	2,363	2,363	3,974
Derby-West Kimberley (S)	—	—	—	—	—	—	130	747	747	877
Fitzroy (SSD)	12	1	1,591	—	—	—	150	3,110	3,110	4,850
<b>Total</b>	<b>14</b>	<b>1</b>	<b>1,914</b>	<b>4</b>	<b>—</b>	<b>653</b>	<b>150</b>	<b>3,697</b>	<b>3,697</b>	<b>6,414</b>
<b>WESTERN AUSTRALIA</b>										
<b>Western Australia</b>	<b>1,070</b>	<b>45</b>	<b>105,086</b>	<b>298</b>	<b>44</b>	<b>25,510</b>	<b>12,398</b>	<b>41,291</b>	<b>48,618</b>	<b>191,613</b>

(a) City councils are marked (C), Town councils (T), Shire councils (S), and Statistical Subdivisions (SSD). (b) Excludes Conversions, etc.

**TABLE 8. NUMBER OF NEW HOUSES (a) APPROVED BY MATERIAL OF OUTER WALLS, FLOOR AREA AND VALUE PER SQUARE METRE BY STATISTICAL DIVISION  
FEBRUARY 1996**

Statistical division	Material of outer walls					Total	Floor area (sq m)	Average floor area (sq m)	Average value per square metre (\$)
	Double brick(b)	Brick veneer	Fibre cement	Timber	Other and not stated				
Perth	756	9	2	2	8	777	170,170	221	430
South-West	129	4	13	8	11	165	35,252	223	389
Lower Great Southern	26	5	9	3	6	49	10,012	204	435
Upper Great Southern	1	—	1	—	—	2	220	110	557
Midlands	8	4	8	5	1	26	5,352	206	368
South-Eastern	7	13	4	—	—	24	4,755	198	510
Central	47	1	2	1	3	54	7,011	212	450
Pilbara	3	—	—	—	—	3	2,827	942	353
Kimberley	1	—	—	—	14	15	3,708	247	516
<b>Western Australia</b>	<b>978</b>	<b>36</b>	<b>39</b>	<b>19</b>	<b>43</b>	<b>1,115</b>	<b>239,307</b>	<b>221</b>	<b>426</b>

(a) Excludes Conversions, etc. (b) Includes houses constructed with outer walls of stone and concrete.

**TABLE 9. NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION  
FEBRUARY 1996**

Statistical division	New other residential building								Total new residential building	
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of			Total		
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys			
NUMBER OF DWELLING UNITS										
Perth	777	253	7	260	6	—	17	23	283	1,060
South West	165	22	—	22	—	—	—	—	22	187
Lower Great Southern	49	9	—	9	—	—	—	—	9	58
Upper Great Southern	2	—	—	—	—	—	—	—	—	2
Midlands	26	—	—	—	—	—	—	—	—	26
South Eastern	24	7	—	7	—	—	—	—	7	31
Central	54	13	—	13	—	—	—	—	13	67
Pilbara	3	4	—	4	—	—	—	—	4	7
Kimberley	15	4	—	4	—	—	—	—	4	19
<b>Western Australia</b>	<b>1,115</b>	<b>312</b>	<b>7</b>	<b>319</b>	<b>6</b>	<b>—</b>	<b>17</b>	<b>23</b>	<b>342</b>	<b>1,457</b>
VALUE (\$'000)										
Perth	73,668	16,701	800	17,501	284	—	2,200	2,484	19,985	93,654
South West	14,369	2,288	—	2,288	—	—	—	—	2,288	16,657
Lower Great Southern	4,352	444	—	444	—	—	—	—	444	4,796
Upper Great Southern	123	—	—	—	—	—	—	—	—	123
Midlands	1,969	—	—	—	—	—	—	—	—	1,969
South Eastern	2,427	591	—	591	—	—	—	—	591	3,018
Central	5,268	949	—	949	—	—	—	—	949	6,217
Pilbara	998	600	—	600	—	—	—	—	600	1,598
Kimberley	1,914	653	—	653	—	—	—	—	653	2,567
<b>Western Australia</b>	<b>105,086</b>	<b>22,226</b>	<b>800</b>	<b>23,026</b>	<b>284</b>	<b>—</b>	<b>2,200</b>	<b>2,484</b>	<b>25,510</b>	<b>130,597</b>

(a) Excludes Conversions, etc.

## EXPLANATORY NOTES

### Introduction

This publication contains monthly details of building work approved. Statistics of building work approved are compiled from:

- (a) permits issued by local government authorities in areas subject to building control by those authorities;
- (b) approvals issued by the Rural Housing Authority in areas not subject to building control by local government authorities;
- (c) contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities.

Major building activity which takes place in areas not subject to the normal administrative approval processes (e.g. buildings on remote mine sites) is also included.

### Factors affecting comparability

2. For purposes of comparison, it should be borne in mind that statistics of building approvals are affected from month to month by the number of large projects (such as blocks of flats and multi storey office buildings), approved in particular months and also by the administrative arrangements of government authorities.

### Scope and coverage

3. The statistics relate to building activity which includes construction of new buildings and alterations and additions to existing buildings. Construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks, etc.) is excluded.

4. In relation to work carried out on existing buildings, the statistics include details of non-structural renovation and refurbishment work and the installation of integral building fixtures, for which building approval was obtained.

5. From July 1990, the statistics cover:

- (b) all approved new residential building jobs valued at \$10,000 or more;
- (b) approved alterations and additions to residential buildings valued at \$10,000 or more;
- (c) all approved non-residential building jobs valued at \$50,000 or more.

From July 1988 to June 1990, the statistics covered:

- (d) all approved new residential building jobs valued at \$5,000 or more (previously all new residential building jobs were included regardless of value);
- (e) approved alterations and additions to residential buildings valued at \$10,000 or more;
- (f) all approved non-residential building jobs valued at \$30,000 or more (previously \$10,000 or more).

These changes in scope mainly affect non-residential building data and do not have a statistically significant effect on broad building approvals aggregate data. However, care should be taken in interpreting data for specific classes of non-residential building.

### Definitions

6. A *building* is defined as a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design, to satisfy its intended use, is the provision for regular access by humans.

7. A *dwelling unit* is defined as a self contained suite of rooms, including cooking and bathing facilities and intended for *long term* residential use. Units (whether self contained or not) within buildings offering institutional care, such as hospitals, or temporary accommodation, such as motels, hostels and holiday apartments, are not defined as dwelling units. The value of units of this type is included in the appropriate category of *non-residential building* approved.

8. A *residential building* is defined as a building predominantly consisting of one or more dwelling units. Residential buildings can be either *houses* or *other residential buildings* as follows:

- (a) A *house* is defined as a detached building predominantly used for long term residential purposes and consisting of only one dwelling unit. Thus detached 'granny flats' and detached dwelling units (such as caretaker's residences) associated with non-residential buildings are defined as houses for the purpose of these statistics.
- (b) An *other residential building* is defined as a building which is predominantly used for long term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. includes flats, home units, townhouses, duplexes, apartment buildings, etc.).

9. From the January 1995 issue of this publication, the number of dwelling units approved as part of alterations and additions to existing buildings (including conversions of non-residential buildings to dwelling units) and as part of the construction of non-residential building is shown separately in Table 1 under the heading of "Conversions, etc.", and is included in the total number of dwelling units shown in the table. Previously, such dwellings were only included as a footnote.

10. In addition, from the January 1995 issue, the seasonally adjusted and trend estimates for the number of dwelling units approved, shown in Table 3, include these conversions, etc. Previously, only dwelling units approved as part of the construction of new residential buildings were included in these estimates.

11. The value of new residential building approved continues to exclude the value of dwelling units created as conversions of (residential and) non-residential buildings, and the value of dwelling units erected as part of the construction of new non-residential building. Approved building work represented by these conversions, etc. continues to be included in the value of alterations and additions to residential buildings or in the value of non-residential building as appropriate.

12. *Values* data are derived by aggregation of the estimated value (when completed) of building work

(excluding value of land and landscaping but including site preparation) as reported on approval documents. For houses, these estimates are usually a reliable indicator of the completed value of the building. However, for other residential buildings and non-residential buildings these estimates can, and often do, differ significantly from the completed value of the building.

#### Building classification

13. *Ownership.* The ownership of a building is classified as either public sector or private sector according to the sector of the intended owner of the completed building as evident at the time of approval. Residential buildings being constructed by private sector builders under government housing authority schemes whereby the authority has contracted, or intends to contract, to purchase the buildings on or before completion, are classified as public sector.

14. *Functional classification of buildings.* A building is classified according to its intended major function. Hence a building which is ancillary to other buildings or forms a part of a group of related buildings is classified to the function of the building and not to the function of the group as a whole. An example of this can be seen in the treatment of building work approved for a factory complex. In this case a detached administration building would be classified to offices, a detached cafeteria building to shops, while factory buildings would be classified to factories. An exception to this rule is in the treatment of group accommodation buildings where, for example, a student accommodation building on a university campus would be classified to Educational.

15. From July 1992, an expanded functional classification of buildings based on the *Dwelling Structure Classification (DSC)* has been introduced by the ABS to provide more detailed information on residential building approvals.

16. The DSC has been developed by the ABS to provide a standard classification of the different types of dwelling structures (houses, flats, townhouses, etc.). The DSC will be implemented across all major collections of housing data in the ABS. The DSC has the same overall scope as the classification used in previous collections but provides more detail than previously available to reflect the current interest in medium to high density housing.

17. In particular, for Building Approvals, DSC allows new other residential building to be classified as follows:

- (a) *Semi-detached, row or terrace houses, townhouses, etc.* (dwellings having their own private grounds and no other dwellings above or below) with
  - one storey;
  - two or more storeys.
- (b) *Flats, units or apartments, etc.* (dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell) in a building of:
  - one or two storeys;
  - three storeys;
  - four or more storeys.

18. More details on the DSC are contained in the ABS Information Paper, *Dwelling Structure Classification (DSC)* (1296.0).

#### Seasonal adjustment

19. Seasonally adjusted dwelling unit statistics are shown in Table 3. In these series, account has been taken of normal seasonal factors and 'trading day' effects (arising from the varying numbers of Sundays, Mondays, Tuesdays etc. in the month) and the effect of movement in the date of Easter which may, in successive years, affect figures for different months. Revision of figures results from annual re-analysis, details of which, together with information regarding the methods used in seasonally adjusting the series, are available on request.

20. Each of the component series shown has been seasonally adjusted independently. As a consequence, while the unadjusted components in the original series shown add to the totals, the adjusted components may not add to the adjusted totals. Further, the difference between independently seasonally adjusted series does not necessarily produce series which are optimal or even adequate adjustments of the similarly derived original series. Thus the figures which can be derived by subtracting seasonally adjusted private sector dwelling units from the seasonally adjusted total should not be used to represent seasonally adjusted public sector dwelling units.

21. Seasonal adjustment may be carried out by various methods and the results may vary slightly according to the procedure adopted. Accordingly, seasonally adjusted statistics should not be regarded as in any way definitive. In interpreting particular seasonally adjusted statistics it is important to bear in mind the methods by which they have been derived and the limitations to which the methods used are subject.

22. Seasonal adjustment is a means of removing the estimated effects of normal seasonal variation from the series so that the effects of other influences on the series may be more clearly recognised. Seasonal adjustment procedures do not aim to remove the irregular or non-seasonal influences which may be present in any particular month, such as the effect of the approval of large projects or as a consequence of the administrative arrangements of approving authorities. Irregular influences that are highly volatile can make it difficult to interpret the movement of the series even after adjustment for seasonal variation.

23. The seasonally adjusted series can, however, be smoothed to reduce the impact of the irregular component in the adjusted series. This smoothed seasonally adjusted series is called a trend estimate. There are a number of ways of accomplishing this, depending on the intended uses of the trend estimate. If importance is attached to measuring the underlying change in the most recent periods, moving averages employing appropriate weighting patterns should be adopted; the choice of averaging technique will determine in part the degree of smoothness of the derived series. For example, a 23-term moving average will generally even out more of the short term fluctuation in a series (and therefore appear 'smoother') than will a 13-term moving average. However, the longer the term of the moving average the longer the time series affected by revisions resulting from more recent data. In order to ensure that the underlying trend-cycle of a series is reflected in the trend estimate, the degree of smoothness alone cannot always be used as the

sole criterion in determining which moving average is appropriate.

24. Trend estimates of dwelling unit statistics are shown in Table 3. The trend estimates (often referred to as trend-cycle estimates) have been derived by applying a 13-term Henderson-weighted moving average to the series.

25. While this technique enables trend estimates for the latest period to be produced, it does result in revisions to the trend estimates for the most recent months as additional observations become available. There may also be revisions as a result of changes in the original data, and as a result of the re-estimation of the seasonal factors. Details of other trend-cycle weighting patterns can be found in *A Guide to Smoothing Time Series - Estimates of 'Trend'* (1316.0).

#### Estimates at constant prices

26. The base year of constant price estimates of building approvals, contained in this issue, has been changed to 1989-90.

27. Periodic rebasing of constant price estimates is necessary to take account of changed price relativities and structural relationships in the economy. The choice of the base year influences the movement in the constant price series and the usefulness of such series is diminished if the relative price weights of the base year differ significantly from the price relationships in the other periods included in the series. The more remote a base year is from the current period, the less likely that its relative prices will reflect the current situation.

28. A more detailed discussion of the need for rebasing constant price estimates and factors affecting the choice of base year is contained in the information paper *Change in Base Year of Constant Price Estimates from 1984-85 to 1989-90* (5227.0) released on 10 December 1992.

29. Estimates of the quarterly value of building approvals at average 1989-90 prices are presented in Table 4. (Note: monthly value data at constant prices are not available).

30. Constant price estimates measure changes in value after the direct effects of price changes have been eliminated. The deflators used to revalue the current price estimates in this publication are derived from the same price data underlying the deflators compiled for the dwellings and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.

31. Estimates at constant prices are subject to a number of approximations and assumptions. Further information on the nature and concepts of constant price estimates is contained in Chapter 4 of *Australian National Accounts: Concepts, Sources and Methods* (5216.0).

#### Australian Standard Geographical Classification

32. Area statistics are classified according to the Australian Standard Geographical Classification. Figures previously published for local government areas and statistical divisions are directly comparable with this

classification except for the cities of Perth, Fremantle and Stirling which are obtained by aggregating the component statistical local areas.

#### Perth City Council Re-structure

33. From July 1994, Perth City Council has been split. Although there are still five SLA's, only two retain the same boundaries. The new Town of Shepperton (renamed Victoria Park on 2 November 1994) comprises the whole of the SLA previously known as Perth(C) South. The City of Perth is now comprised of two SLAs: Perth(C) Inner and Perth(C) Remainder. Perth(C) Inner boundaries have not changed. Perth(C) Remainder comprises the majority of Perth(C) Outer. The new Town of Vincent comprises the major part of Perth(C) North and a small part of Perth(C) Outer. The new Town of Cambridge comprises the remainder of Perth(C) North as well as all of Perth(C) Wembley-Coastal. For maps showing the new SLA boundaries, please contact the relevant councils.

#### Unpublished data and related publications

34. The ABS also makes available certain building approvals data which are not published. Where it is not practicable to provide the required information by telephone, data can be provided in the following forms: microfiche, photocopy, computer printout and clerically extracted tabulation. A charge may be made for providing unpublished information in these forms.

35. Users may also wish to refer to the following related publications which are available on request:

<b>WESTERN AUSTRALIA</b>	<b>Catalogue No.</b>
Building Approvals - Private Sector, Perth Statistical Division (monthly)	8732.5
Building Activity (quarterly)	8752.5
Dwelling Unit Commencements (monthly)	8741.5
<b>AUSTRALIA</b>	
Building Approvals (monthly)	8731.0
Building Activity (quarterly)	8752.0
Engineering Construction Survey (quarterly)	8762.0
Housing Finance for Owner Occupation: Australia	5609.0

36. All publications produced by the ABS are listed in *Catalogue of Publications and Products* (1101.0) which is available from any ABS Office.

#### Symbols and other usages

37. The following symbols, where shown in columns of figures or elsewhere in tables, mean:

- nil, or rounded to zero
- r figure or series revised since previous issue.

38. Where figures have been rounded, discrepancies may occur between sums of the component items and totals.

**P.C.KELLY**  
Deputy Commonwealth Statistician  
and Government Statistician

